

FARM REAL ESTATE AUCTION

120 Acres, m/l - Greene County, Iowa

Tuesday, January 11, 2011 at 10:00 a.m.

Sale held at the St. Joseph's Parish Center

501 N. Locust St., Jefferson, Iowa

LOCATION: From Scranton: 3 miles south on Hwy. 25; east 1 mile on 270th St.; south 1 mile on F Ave.; and east ¼ mile on 280th St. Property is located on the north side of the road.

LEGAL DESCRIPTION: E½ SW¼ and NW¼ SE¼ Section 36, Township 83 North, Range 32 West of the 5th p.m. (Scranton Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Sellers reserve the right to refuse any and all bids.

SELLER: Helen M. Braatz Trust

AGENCY: Hertz Real Estate Services and their representatives are agents of the Seller.

SOIL TYPES: Primary soils are Nicollet, Webster and Clarion. See soil maps on back for detail.

CSR: 84.0 per AgriData, Inc., 82.6 per Greene County Assessor.

LAND DESCRIPTION: Level to gently rolling.

DRAINAGE: Natural drainage, plus tile. (No maps were provided). Drainage District 101.

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:

2009-2010 Tax Year, Payable in 2010-2011: \$3,408
Taxable Acres: 119
Tax per Acre: \$28.64

FSA DATA:

Farm Number: 1166, Tract 999

Crop Acres: 117.3

Base/Yields	Direct	Counter-Cyclical
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Corn Base: 66.6	114	114
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Bean Base: 50.7	30	30
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TERMS AND POSSESSION: 10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on February 15, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur February 15, 2011, subject to the existing lease which expires February 28, 2011. Taxes will be prorated to February 15, 2011.

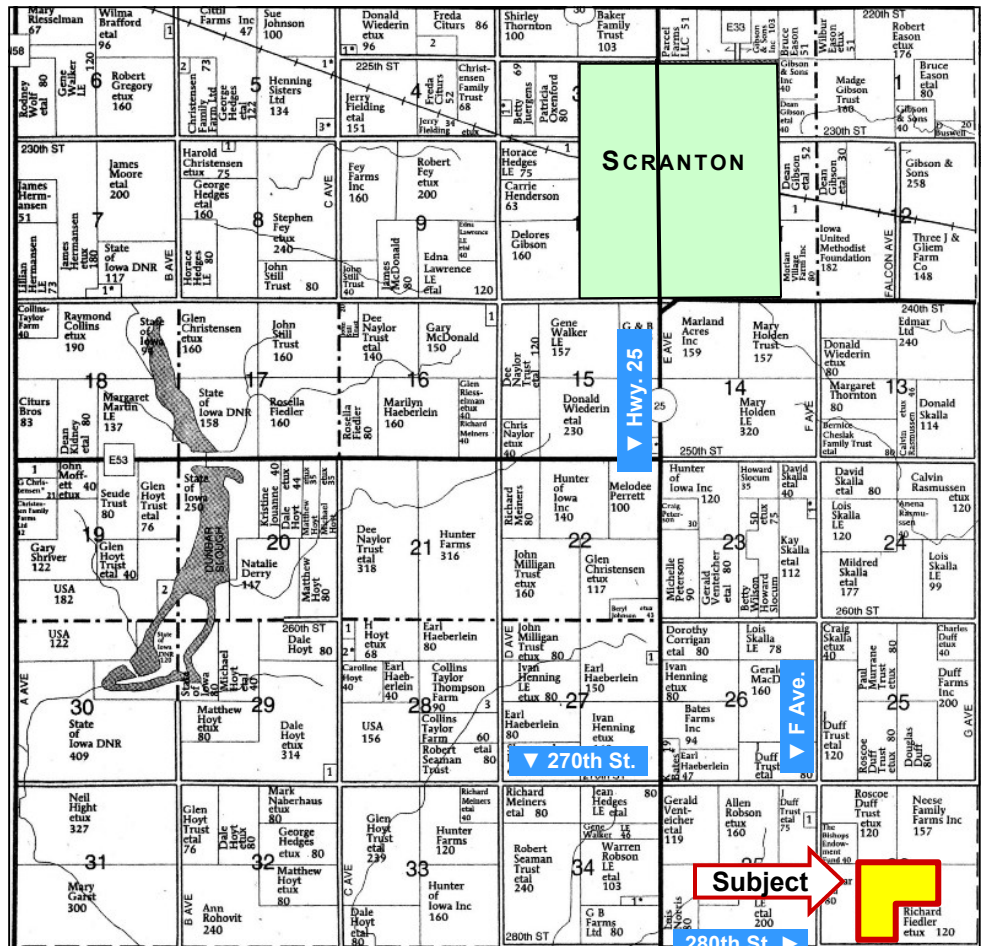
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

For additional information, contact Kyle Hansen or Bill Holstine

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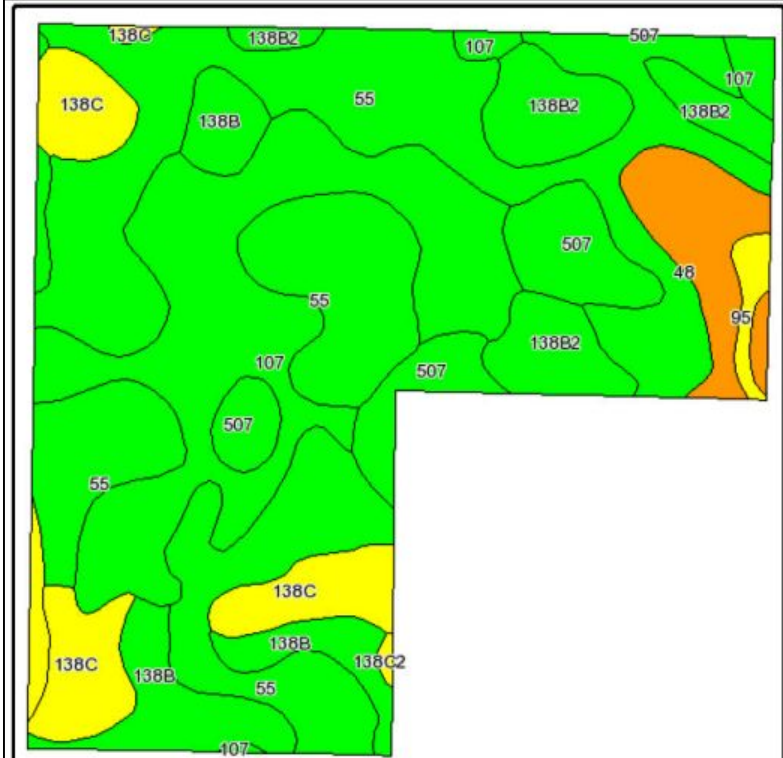


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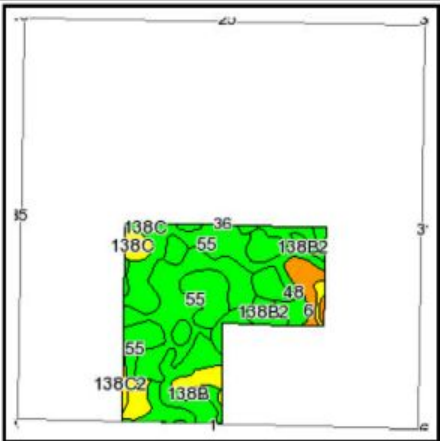


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AERIAL & SOIL MAPS



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Greene
Location: 036-083N-032W
Township: Scranton
Acres: 117.3
Date: 11/23/2010



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
55	Nicollet loam, 1 to 3 percent slopes	48.8	41.5%		I	91	212	57
107	Webster clay loam, 0 to 2 percent slopes	25.5	21.7%		IIw	86	205	55
138C	Clarion loam, 5 to 9 percent slopes	9.4	8.1%		IIIe	68	181	49
138B	Clarion loam, 2 to 5 percent slopes	9.2	7.8%		Ile	83	201	54
138B2	Clarion loam, 2 to 5 percent slopes, moderately eroded	9	7.7%		Ile	81	198	53
507	Canisteo clay loam, 0 to 2 percent slopes	7.9	6.7%		IIw	81	198	53
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	5	4.3%		IIIw	58	167	45
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	1.1	0.9%		IIIe	66	178	48
95	Harps loam, 0 to 2 percent slopes	1	0.9%		IIw	64	175	47
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.4	0.4%		IIIw	58	167	45
Weighted Average						84	202.3	54.4

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